

## MILLER COMPREHENSIVE PLAN MAP & ZONE CHANGE NARRATIVE

The owner of Parcel RP56N02W320651A is requesting a Comprehensive Map Change **from Rural Residential 5-10 AC to Transition** to support a concurrent **Zone Change** application **from Rural -5 to Commercial**. This parcel (3.5 +/- acres) directly abut US-95, Dufort Road and Old Highway 95 which serves as its primary point of access. Abutting land to the south has a Comprehensive Plan designation of Transition and is Commercial Zoned. About 1,400' to the north several parcels fronting U.S. 95 are Commercially Zoned and the high-volume Bonner County Refuge Collection site sits kitty corner to the Northwest of the subject parcel. The parcel represents a highly visible point of access to regional sporting destinations with Round Lake State Park located just 1.7 miles to the west and Mirror and Shepards Lake to the East. The parcel sits on the U.S 95 corridor which has witnessed increasing service-oriented and commercial uses developed in the past decade. Most notably, the Commercially Zoned abutting property to the south was recently developed as an RV park. With the growing population of residents in the area along with an increase in visitation to area lakes, the owner desires to formalize their home-based sportsman supply business "Fishers of Men Bait and Tackle, Archery, Hunting Supply" through the eventual change of zoning to Commercial upon a successful change of the Comprehensive Plan Land Use map from Rural Residential 5-10 to Transition.

The subject parcel is improved with a residential single-family structure along with various accessory outbuildings and barns one of which is utilized as a part of their home-based business for inventory storage and sale along with small-scale agriculture production of round red worms which are sold as bait to area retail stores and other vendors. The necessity and goal of this application is to allow the owners the ability to formalize and expand their low-intensity home-based commercial services to meet the growing demand in the area. The US 95/Dufort community has witnessed significant growth throughout the years and the highway corridor south of this property is comprised of Industrial and Rural Service Center zoned property. Within a 5-minute drive of the subject parcels, there are 18 businesses with over 76 employees. Within this same 5-minute driveshed the population is 194 comprised of 83 households. The property owner has resided in Bonner County since 1968 and sees the opportunity to serve sportsmen and recreational enthusiasts with services that are not conveniently located in the area. The long-term goals would include offering an indoor archery range, retail sale of bows and related hunting supplies along with a full assortment of fishing tackle and bait, all while maintaining the property as their domicile.

A change of the Comprehensive Plan Land Use map is appropriate because the current designation for this parcel as Rural Residential 5-10 AC does not meet either the area's aspiration and designation in terms of size (the present parcel is <5 acres) or, character as defined by the Comprehensive Plan Rural Residential 5-10. The Dufort/U.S. 95 intersection is a busy one, and as was mentioned, is a prime location for the described services due to its proximity to area lakes, parks and accessible hunting areas on State and Federal land. The convenience offered to area residents and visitors would be enhanced if greater access to sportsman-oriented services could be provided at this site. Offering these services in proximity to the recreational destination may even reduce traffic by providing services near the end use. Additionally, when one considers the character and intent of the current Rural Residential 5-10 designation, it hardly aligns

with the uses along the corridor and on lands directly abutting the subject parcel. Without this change, it is difficult for the property owner to operate a retail sporting goods business and provide these small-scale commercial services that are in demand at this location. Per the Bonner County Comprehensive Plan the Transition designation states : **The Transition classification is reserved for those areas of the County where a mixture of land uses can occur which may include higher density residential uses, commercial, industrial and light industrial uses.** Further, to the West, South and North of this property, the area is zoned Commercial, Industrial or Rural Service Center along both sides of the highway making this request consistent with the land use characteristics of the area.

This proposal also meets the description of the Commercial District as outlined in Bonner County code §12-325:

**12-325: COMMERCIAL DISTRICT:**

*A. The commercial district is established to promote a range of commercial uses to serve the needs of the immediate area, surrounding rural communities and visitors without adversely affecting adjacent residential neighborhoods. The commercial district is also intended to provide opportunities for a variety of affordable housing types that are within walking distance of commercial services. Intensive large scale commercial development is not appropriate due to the limited density of surrounding unincorporated areas. Access to primary transportation routes and a system of hard surfaced roads are expected and consideration is given to the potential public transportation access. These purposes are accomplished by:*

- 1. Providing for a wide range of small to medium scaled retail, professional, governmental and personal service uses.*
- 2. Allowing for mixed use buildings (housing over office or retail) and a range of housing types, including cottage housing, townhouses, apartments and mobile home parks where sufficient services are provided.*
- 3. Allowing for light industrial uses where activities are conducted primarily indoors and impacts to adjacent uses can be mitigated.*
- 4. Excluding commercial uses with extensive outdoor storage.*
- 5. Excluding large scale commercial uses that would be more effectively located in incorporated cities.*
- 6. Applying simple design standards that enhance pedestrian access and improve the character of the area.*

*B. Use of this zone is appropriate in areas designated as neighborhood commercial, urban growth area or transition by the comprehensive plan and community plans and that are served at the time of development by adequate sewage disposal services, water supply, roads and other needed public facilities and services. Expansion of existing commercial districts or the creation of new commercial districts may be considered only if the expansion will not negatively impact the safety and function of a state highway or other roadway. (Ord. 501, 11-18-2008)*

The provision of BCRC above includes several noteworthy elements deserving to be emphasized.

First, the intent of the changes as identified by BCRC is specifically to consider Commercial zoning which is “established to promote a range of commercial uses to serve the needs of the immediate area, surrounding rural communities and visitors”, being the expansion of the retail sale of sporting goods, equipment and supplies. Next, the site is located in proximity to primary “transportation routes and a system of hard surfaced roads” with existing access and site distance meeting applicable State standards. Further, the use – if approved- would allow for the “Providing for a wide range of small to medium scaled retail” while also “Excluding large scale commercial uses”.

The applicant desires to confirm the zone change request prior to finalizing site-specific or utility plans due to their cost and end-use determination. At present, the contemplated use would involve “Dry Services” and the business does not intend to offer services that would demand the provision of potable water or a larger or improved wastewater system. Site design will be a stipulation of any future construction on the property regulated through the Building Location permitting process, Panhandle Health and Idaho DEQ. The timely change of the Comprehensive Plan Future Land Use Map to Transition and subsequent rezoning to Commercial will allow for the most complete highest and best use of this parcel. In addition, this action will allow the expansion of needed and in-demand services at a location that is deprived of such amenities. Finally, the success of this action may result in economic expansion through the prosperity and value realized in the provision of skilled archery, hunting and fishing expert advise and related service.

Per Bonner County Code §12-215(b), comprehensive plan amendments and zone changes must address the following:

1. Effects of elements such as noise, light glare, odors, fumes and vibrations on adjoining property;
2. Compatibility of the proposal with the adjoining land uses; and
3. Relationship of the proposal to the comprehensive plan.

This zone change request (if approved) has no potential to alter the noise, light glare, odors, fumes or vibrations on adjoining property. The property is sandwiched between a high-volume U.S. Highway and the railroad tracks and as such already is a noisy, active place. The requested zone change would effectively allow more uses on the parcel but would not significantly differ from activity and density levels of abutting Commercial zoned property. The property abuts Dufort Road and U.S. 95 Right of Way, which serves as the primary transportation route through the area. We do not expect the proposed Comprehensive Plan Land Use Map or Zone change to induce significant increases in traffic in the area.

This proposal is not only compatible with adjoining and surrounding land uses, but it also complements them by offering the potential for small-scale retail or other services to be located adjacent to a growing and active rural community and at a gateway to area lakes and public lands. Due to the adjacent commercial uses on property abutting the subject parcels, if approved, no noticeable impact in comparison to the services and commercial uses would be felt by area residents.

This proposal fits in nicely with the nearby zoning of the area because it is located adjacent to Commercial zoned lands. Further, within 300’ to the west there are other high-intensity uses. Properties and a tad bit further North and South include Industrial properties operating a large manufacturing facility. The approval of this application would support the existing demands of area residents and visitors and provide a service location for these businesses central to the residents of Bonner County.

These Comprehensive Plan Land Use Map and Zone change applications are in accordance with the following elements of the Bonner County Comprehensive Plan:

- Property Rights:

This zone change conforms with the property rights goal and represents a balance between conforming to County Code and respecting the private property rights of the applicant. The applicant desires to rezone the parcel so that a wider variety of use options are available to service the needs of area residents which aligns with the character of the area.

- Population:

Population within the County has been growing according to every metric, including as referenced in the current comprehensive plan. Approving a Comprehensive Plan Future Land Use Map and Zone Change here would provide the option for the owners to expand and operate businesses to service the population of the area.

- School Facilities & Transportation:

The Comprehensive Plan map amendment and Zone Change on this parcel will have no impact on the transportation system or on school facilities. The property abuts Dufort Road, and is adjacent to U.S. 95, the primary travel corridor servicing the area and will not significantly contribute to additional traffic.

- Economic Development:

This zone change application will have no detrimental effect on the County's economic development. This proposal has the potential to boost the County's economy by providing enhanced services to area residents and visitors.

- Land Use:

This proposal is consistent with the Land Use component. Specifically, the zoning immediately adjacent to the south is Commercial with a Comprehensive Plan designation of Transition. Changing this parcel to the Transition Comprehensive Plan Land Use Map designation and Commercial Zoning is logical here: it has access to primary transportation corridors, and it is in an area with a significant amount of commercial activity where small-scale retail and services are lacking. Further, the request aligns with the Transition designation for the parcel found adjacent to the South.

- Natural Resources:

This application is not inconsistent with the natural resources chapter of the plan. Further, under the existing zoning designation, the parcel fails to meet the aspiration minimum parcel size as it is less than 5 acres.

- Hazardous Areas:

We do not believe any hazardous areas exist on this parcel and it does not contain Flood Hazard designated areas. This parcel is ideally situated for small-scale retail due to its location adjacent to the highway corridor and would not place an additional burden on the Sagie Fire District.

- Public Services:

A zone change here would not place additional burden on public services and response times. The nearby right of way is ideal for delivering adequate public services to any future development on this parcel.

- Transportation:

This parcel is ideally situated in proximity to US 95, thus providing adequate access to the transportation network. A Comprehensive Plan Land Use Map and Zone change here would not create undue stress on this transportation network and is contemplated within the Comprehensive Plan Future Land Use map. It is likely that by locating the described services in the area, there could be a reduction in trips to town.

- Recreation:

Support and success for this request on this property would have a positive impact on the recreational opportunities of Bonner County residents. Presently, no such services are provided within a reasonable distance of noteworthy lakes, parks and public lands.

- Special Areas or Sites:

This site is not adversely impacting any special areas or sites as identified in the Comprehensive Plan.

- Housing:

The comprehensive plan identifies the need for additional and diverse housing stock in the County. This zone change is not expected to impact the quantity of housing.

- Agriculture:


As the subject parcels are already developed with residential structures, the property would be non-viable for traditional agricultural use however the business presently engages in the farming of Round Red Worms.

In closing, the applicants are excited to have you consider this request. Their hope is to build upon their successful home-based sporting sales and services business at a location that makes good sense when considering the existing volume of visitors and residents who demand the services in the area.

Thank you in advance for your time and consideration of this request.

Sincerely,

Jeremy Grimm



Owner, Whiskey Rock Planning + Consulting